

ONEIDA COUNTY PLANNING & ZONING
May 20, 2009
12:30 P.M. CLOSED SESSION MEETING – COMMITTEE ROOM #2
1:00 P.M. REGULAR MEETING – COMMITTEE ROOM #2
2ND FLOOR ONEIDA COUNTY COURTHOUSE, RHINELANDER WI 54501

Members present: Scott Holewinski
Larry Greschner
Charles Wickman
Frank Greb
Ted Cushing

Department staff present: Karl Jennrich, Zoning Director
Pete Wegner, Assistant Zoning Director
Denise Hoppe, Office Manager
Steve Osterman, Planning Manager
Nadine Wilson, Land Use Specialist
Kathy Ray, Land Use Specialist
Kim Gauthier, Secretary

Other County Staff: Mike Romportl, Land Information Director; John Potters,
County Coordinator

Guests Present: (See Sign-In Sheet)

Call to order

Chair, Scott Holewinski called the meeting to order at 12:30 p.m., in accordance with the Wisconsin Open Meeting Law. Mr. Holewinski noted the agenda has been properly posted, the media notified and the courthouse is handicap accessible.

Approve the agenda.

Motion by Ted Cushing, second by Frank Greb to approve the agenda. With all members present voting "aye", the motion carried.

It is anticipated that the Committee may meet in Closed Session pursuant to Wisconsin Statutes, Section 19.85 (1)(g), conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. A roll call vote will be taken to go into closed session.

Motion by Ted Cushing, second by Frank Greb to enter into a closed session. Roll Call Vote: Scott Holewinski "aye"; Charles Wickman "aye"; Frank Greb "aye"; Ted Cushing "aye". The motion carried. Larry Greschner arrived later during the meeting.

A roll call vote will be taken to return to open session.

Motion by Ted Cushing, second by Charles Wickman to return to open session. Roll call vote: Scott Holewinski “aye”, Larry Greschner “aye”, Charles Wickman “aye”, Ted Cushing “aye”, Frank Greb “aye”. The motion carried.

Kim Gauthier read the motion made while in closed session.

Six month time extension request for a 2-lot Certified Survey map of Frances and Bela Ballo for property described as part of Gov't Lot 7, Section 29, T39N, R11E, currently identified as Lot 3 Certified Survey Map Volume 4 Page 946, PIN# TL 1286-16, Town of Three Lakes. The Committee approved this on November 14, 2008.

Karl Jennrich presented the extension request as written to the Committee.

Motion by Ted Cushing, second by Larry Greschner to approve a six month time extension for Frances and Bela Ballo, agenda item number five, Town of Three Lakes. With all members present voting “aye”, the motion carried.

Chapter 15, the Oneida County Subdivision Control Ordinance.

Karl Jennrich referred to the memo and draft pertaining to Chapter 15 (Exhibit #1). Mr. Jennrich also noted he contacted Bill Liebert to discuss concerns he had at the last meeting, however he did not respond.

Committee and staff discussion on soil boring requirement.

Motion by Larry Greschner, second by Ted Cushing to eliminate under Chapter 15.18(3), the soil boring requirement. With all members present voting “aye”, the motion carried.

Discussion on delineation and question why the language indicates four foot contours.

Motion by Larry Greschner, second by Ted Cushing in Chapter 15.16(2), change 3 feet to 4 feet, on page 8, Chapter 15.16 (5) add federal highway, page 10, Chapter 15.18(3) add Comm. 85 and page 27 add definition of person and leave everything else. Larry Greschner “aye”, Frank Greb “nay”, Charles Wickman “nay”, Scott Holewinski “nay”, Ted Cushing “nay”. The motion was defeated.

Mr. Jennrich indicated those items in the motion were previously changed. Mr. Holewinski indicated there is no need for a motion these changes were discussed at the previous meeting. Chapter 15.16(P) will be left as is.

Discussion on Chapter 15.24, Minimum lot requirements with concerns that this will minimize the buildable area. There is a need to modify Section 9.93, if this is changed.

Motion by Ted Cushing, second by Frank Greb to change Chapter 15.24, minimum buildable area to 10,000 square feet, contiguous and accessible public or private road. With all members present voting “aye”, the motion carried.

Review amendment to 9.98 (F), Piers, Other Berth Structures, dimension requirements.

Pete Wegner, Assistant Zoning Director referred to the memo distributed (Exhibit #2). Mr. Wegner indicated a DNR representative was not able to attend this meeting and asked that this be tabled.

The Committee took no action on this agenda item.

Review amendments to Section 9.78, Sign Regulations. The Committee may amend Section 9.78, Sign Regulations at the request of the towns of Three Lakes and Minocqua.

Mr. Jennrich indicated the Town of Minocqua and Three Lakes are present as requested by the towns. Mr. Jennrich noted at a previous meeting the committee discussed going back to an ordinance amendment that allowed signage of 5% of the building face. Mr. Jennrich indicated this may take care of the problems large “big box” stores are experiencing with the sign ordinance. Mr. Jennrich indicated the department needs to look into this further, along with gas station canopies, sandwich boards, open signs and grand-opening signs.

Mr. Greschner asked if this change would be county wide.

Mr. Jennrich indicated this would be a county wide change; however, towns have the right to deny the proposal.

Mr. Greb indicated he does not like the percentage calculation.

No action taken by the committee at this time.

Time: 1:55 p.m. The committee took a five minute break prior to the scheduled public hearing.

Time: 4:29 p.m. The committee returned to the regular meeting. Ted Cushing excused himself.

Onsite inspection policy / fees. Staff is requesting direction from the Committee regarding requests for onsite inspections and charging fees.

Mr. Jennrich described the on-site inspection fees and the way the department handles this when a complaint is also part of the on-site.

Denise Hoppe, Office Manager was present and recommended one charge across the board for all requesting an inspection.

Committee discussion on enforcing the current policy and require a fee when conducting an on-site inspection and all other questions and answer handled over the counter be part of the department’s service.

Motion by Larry Greschner, second by Charles Wickman to charge a flat fee of \$75 for an onsite inspection and have staff institute a form for tracking. Larry Greschner “aye”, Frank Greb “nay”, Charles Wickman “aye”, Scott Holewinski “aye”. The motion carried.

Motion by Frank Greb, (no second) to eliminate the \$75 fee for on-site inspections due to not knowing the exact amount of the fees being collected. The motion failed.

Request to have the Planning and Zoning Committee review possible program reductions and potential revenue generation.

Mr. Jennrich provided a report to the committee regarding program reduction and revenue information (Exhibit #3), as directed by the Finance Committee. Mr. Jennrich described the handout.

John Potters indicated he discussed this issue with Mr. Jennrich, Finance and the Finance Manager and the intent was to look at non-mandated programs. Mr. Potters indicated the Zoning department has looked at staffing, volume and fees and has done a good job reviewing possible reductions and revenue generation. Mr. Potters agrees that user fees are for those who they apply for and should not be based on an entire population.

Motion by Larry Greschner, second by Charles Wickman to authorize the Zoning Director to forward the memo as discussed onto Finance. With all members present voting "aye", the motion carried.

Line item transfers, refunds, purchase orders and bills.

Mr. Jennrich provided bills and purchase orders in the amount of \$487.47 and \$1924.85. No refunds were presented at this time.

Motion by Frank Greb, second by Larry Greschner to pay bills and purchase orders as presented. With all members present voting "aye", the motion carried.

Approve future meeting dates: June 3 and June 17, 2009

The Committee agreed to conduct an on-site inspection of Rynders Development on June 3, 2009 at 10:00 a.m. and will meet at Krist Oil on Highway 70 to then travel to the Rynders site.

Public comments.

No public comment made.

Future agenda items.

On-site inspection fees.

Adjourn.

Time: 5:36 p.m.

Motion by Frank Greb, second by Charles Wickman to adjourn. With all members present voting "aye", the motion carried.

Scott Holewinski, Chair

Karl Jennrich, Zoning Director